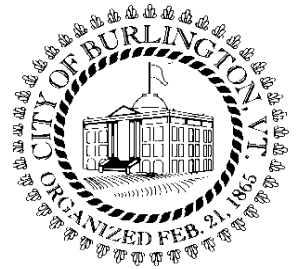


Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0050PD; 260-280 Manhattan Drive
Date: August 25, 2020

File: 21-0050PD

Location: 260-280 Manhattan Drive

Zone: RM **Ward:** 3N

Parking District: Neighborhood

Date application accepted: July 16, 2020

Applicant / Owner: Sam Gardner / PBGC, LLC & 280 Manhattan, LLC

Request: Planned Unit Development involving, 260, 264-266, 272, and 280 Manhattan Drive. Development includes construction of a triplex, and associated parking and infrastructure.

Background:

260 Manhattan Drive

- **Zoning Permit 18-0891CA;** change of dwelling unit to group home, shared parking with 272 Manhattan Drive. May 2018.

264-266 Manhattan Drive

- **Zoning Permit 99-538;** demolish duplex returning area to green space, install chain link fence. May 1999.

272 Manhattan Drive

- **Zoning Permit 18-0890CA;** change of use to group home, shared parking with 260 Manhattan Drive. May 2018.

280 Manhattan Drive

No previous zoning permits.

Overview: The applicant proposes a Planned Unit Development with four properties (260, 264-266, 272, and 280 Manhattan Drive). New development will include a new triplex fronting Manhattan Drive, with a shared parking lot to the rear which will provide parking for the various uses within the PUD. Existing uses within the proposed PUD include a group home on 260 Manhattan Drive, a group home and detached garage on 272 Manhattan Drive, and duplex on 280 Manhattan Drive.

Part 1: Land Division Design Standards

No land division or boundary line adjustments are proposed. As a Planned Unit Development (PUD), the development area will be reviewed by the DRB under Article 11.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

With the exception of an elevation drop at the rear of the PUD, there are no significant natural features located on the site. As development is proposed in the front half of the PUD boundary, there will be no impact to the steep slope to the rear.

(b) Topographical Alterations:

While there is a drop in elevation at the rear of the involved properties, the proposed triplex and shared parking area will locate on generally flat ground. No significant topographical alterations are defined within the project application.

(c) Protection of Important Public Views:

There are no protected important views from or through this property. Not applicable.

(d) Protection of Important Cultural Resources:

There are no known archaeological resources on the site, nor are there any listed structures of historic significance involved in the PUD. There are no plans to alter the existing structures.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, solar, water, geothermal or other renewable energy resource.

(f) Brownfield Sites:

This address is not listed on the Vermont DEC website for identified Brownfields.

(g) Provide for nature's events

An Erosion Prevention and Sediment Control Plan has not been submitted and will need to be for review and approval by the Stormwater Program Manager. Their review and written approval will be a condition of this permit.

The elevation drawings show recessed and covered building entries. The site plan indicates plenty of room for onsite snow storage.

(h) Building Location and Orientation:

The proposed triplex will be aligned with the front façade of neighboring buildings and will reinforce the existing street edge. Each unit will have a front entrance and walkway to the public sidewalk, thus creating clearly identifiable front entrances. A new parking lot to serve the overall PUD will locate behind the proposed triplex and the group home at 260 Manhattan Drive. The other existing structures within the PUD will remain unchanged.

(i) Vehicular Access:

A paved driveway off of Manhattan Drive, between the proposed triplex and the existing duplex at 280 Manhattan Drive, will be constructed for the various uses within the PUD. This driveway will lead to a new 12-space parking area in the rear as well as connect with the existing gravel driveway/parking area for the duplex at 280 Manhattan Drive. Also, there is a shared driveway off of Manhattan Drive, immediately adjacent to 280 Manhattan Drive, that will also provide vehicular access to the PUD.

(j) Pedestrian Access:

Pedestrian access is proposed between each triplex unit and the sidewalk along Manhattan Drive. The group home at 260 Manhattan Drive and the duplex at 280 Manhattan Drive will continue to have pedestrian access from the Manhattan Drive sidewalk. Additionally, there will be walkways between the access driveway and parking area to the group home at 260 Manhattan Drive, the proposed triplex, and the group home at 272 Manhattan Drive.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit.

(l) Parking and Circulation:

The PUD is located within the Neighborhood Parking District. Parking requirements are based on each individual use. Dwelling units require two spaces per unit and group homes require one space per two beds. In accordance with ZPs 18-0890CA and 18-0891CA, the group home on 260 Manhattan Drive requires 2 spaces, and the group home at 272 Manhattan Drive requires 5 spaces. With the group homes combined with the proposed triplex and existing duplex on 280 Manhattan Drive, the minimum parking space requirement for the overall PUD totals 17 spaces. The proposed plans show a 12 space parking lot behind the future triplex – 5 spaces short of the 17 space minimum. The ‘existing gravel driveway’ located behind 280 Manhattan Drive appears to have the ability to provide a few more spaces. It will be the applicant’s responsibility to show on a revised site plan at least 17 onsite parking spaces.

(m) Landscaping and Fences:

The site plan and elevation drawings show new landscaping around the proposed triplex. Specific plantings are unknown and will need to be identified, along with each type of plant’s sizes at the time of planting. The plans do not indicate any fencing.

(n) Public Plazas and Open Space:

While there are no formal public plazas included in the plans, there appears to be potential for shared open spaces within the PUD. There is some yard space around the proposed triplex and behind the group home at 260 Manhattan Drive. Additionally, there appears to be some yard space to the sides and rear of the proposed parking area. Given the number of residential units included within this PUD, some outdoor amenity space is encouraged to be identified and programmed for the enjoyment of the tenants. Open space / common land is a requirement of PUDs under Article 11.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

No lighting information has been provided, and is required. The elevation drawings do not include exterior light fixtures. Fixture information and illumination levels are required, and the elevation drawings need to be revised to include exterior light fixture locations.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The location of mailboxes, utility connections, meters, trash/recycling bins and mechanical equipment must be identified on the site plan and building elevations as appropriate. All electrical service to the new building shall be underground.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed triplex will be two stories tall and will be similar in massing, height and scale to other nearby residential buildings. It will maintain similar front yard setbacks, for a consistent streetscape along this stretch of Manhattan Drive. Further, this new structure, combined with the group home at 260 Manhattan Drive, will also act as a screen to the rear parking area.

2. Roofs and Rooflines.

The new building will have a flat roof, which is unique in the immediate area. However, 280 Manhattan Drive (which is included within the PUD) also has a flat roof.

3. Building Openings

The front (south) and rear (north) facades contain symmetrical building openings across the three units. The side facades (west & east) each contain one ground level window.

(b) Protection of Important Architectural Resources:

There are no listed historic structures included as part of this PUD, nor are there any proposed changes to the existing structures within.

(c) Protection of Important Public Views:

There are no protected important views from this property. Not applicable.

(d) Provide an active and inviting street edge:

The front façade of the new building offers relief from a monotonous front wall. Each unit will be similar in style, with a more forward front wall for living space, and an inset entrance with a front deck. Each unit will have its own concrete walkway to the public sidewalk as well. Siding on the front façade will be of two types: 1) wood or cement board clapboard siding and 2) cement panels.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Sheathing on all sides will be a mix of wood or cement board clapboards and cement panels. Windows will be fiberglass double hung/combo windows. The building will also have metal fascia around. For the decking, the applicant proposes PVC decking. The roof material will be rubber membrane.

(f) Reduce energy utilization:

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signage will require a separate zoning permit.

(h) Integrate infrastructure into the building design:

The applicant has indicated that he will update the plans to include any mechanical units. Those updated plans have yet to be submitted.

(i) Make spaces secure and safe:

This development is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the Fire Marshal.

Items for the Board's consideration:

- Because the PUD involves 4 separate parcels, a zoning permit application for each property must be filed. Only one application has been filed under 260 Manhattan Drive. Three more applications are needed – one for 264-266, 272, and 280 Manhattan Drive.
- The site plan shall be revised to show a minimum of 17 onsite parking spaces within the boundary of the PUD.
- The plans shall be updated to include the following:
 - More specific lot coverage calculations breaking down each existing property including all buildings, walkways, decks, patios, driveway/parking space to ensure compliance with Article 4 of the CDO.
 - Exterior lighting
 - Long/short term bicycle parking
 - Trash/recycling area(s)
 - Mechanical units
 - All parking spaces to comply with the
 - Specific landscaping details
- Spec sheets for the following shall be submitted:
 - Exterior light fixtures
 - Doors
 - Roofing material
- The Erosion Prevention and Sediment Control Plan as well as a Stormwater Plan are subject to review and approval by the Stormwater Engineering Division.
- Electrical service shall be underground unless otherwise permitted by the DRB.
- Screening must be provided between parking areas and boundary lines to prevent headlight trespass onto neighboring properties.